

18 Croft Wynd, Milnathort



Law Location Life

18 | Croft Wynd | Milnathort

Outstanding Executive Detached Villa, situated in a quiet cul-de-sac in a highly desirable residential area of Milnathort. Offering generous and flexible family accommodation, the layout allows for home working or additional living space depending on individual requirements and has been upgraded throughout to an exceptional standard, including a stylish new kitchen and contemporary bathrooms, creating a home in true walk-in condition.

Externally, the west-facing rear garden enjoys excellent afternoon and evening sun, with mature fruit trees and countryside views, offering an ideal setting for outdoor dining and relaxation. The property additionally benefits from a double integral garage and a generous mono block driveway providing ample off-street parking.

The accommodation comprises; Entrance Vestibule, Reception Hallway, Sitting Room (Bay Window), Dining Room (French Doors to the Garden), Dining Kitchen, Utility Room, WC Room/Cloakroom, 4 Double Bedrooms (Master En Suite) and Upper Level Family Room/Bedroom 5.

This superb home combines space, style and a prime location, making it an ideal purchase for families seeking a move-in ready property within easy reach of local amenities, schooling and transport links. Early viewing is highly recommended.





Accommodation

Entrance Vestibule

Entry is from the front into the entrance vestibule. There is wood flooring and door providing access into the reception hallway.

Reception Hallway

A spacious reception hallway with wood flooring, doors to the sitting room, dining room, dining kitchen, wc room/cloakroom and carpeted staircase to the upper levels.

Sitting Room

A generous reception room with Bay window to the front, further windows to the rear, built in shelving and feature insert electric fireplace. There is carpeted flooring and fitted shutter blinds to the front and rear windows.

Dining Room

A formal dining room with wood flooring and French doors into the rear garden.

Dining Kitchen

A newly installed dining kitchen with contemporary storage units at base and wall levels, worktops, splash back tiling and 1 1/2 sink and drainer. Fitted appliances include 'Zanussi' double ovens, 'Bosch' electric hob, extractor fan and integrated 'Bosch' dishwasher. There are windows to the rear, laminate flooring, ample space for a dining table and chairs and doors to the under stair storage cupboard and utility room.

Utility Room

The utility room has further storage cupboards, worktop and stainless steel sink and drainer. There is a window to the side, spaces for appliances and door providing access into the double integral garage.

WC/Cloak Room

The wc room comprises; pedestal wash hand basin and wc.

Upper Level

A carpeted split level landing provides access to 4 double bedrooms, family bathroom, family room/bedroom 5, 2 large storage cupboards and the hatch to the attic space.

Master Bedroom

The master bedroom has carpeted flooring, windows to the rear and two fitted wardrobes. There is a door providing access into the en suite shower room.

En Suite Shower Room

A new and contemporary en suite shower room which comprises; Walk in shower, built in wc and wash hand basin with storage, chrome towel radiator, tiled flooring and window to the side.

Bedroom 2

A generous second bedroom with windows to the rear, carpeted flooring and fitted wardrobe.

Bedroom 3

A double bedroom currently utilised as office space. There is carpeted flooring and windows to the rear.

Bedroom 4

A fourth bedroom with carpeted flooring and window to the front.

Family Room/Bedroom 5

A versatile room which could be utilised in a variety of ways. There is laminate flooring, windows to the front and side, with additional Velux window to the side allowing for an abundance of natural light.

Gardens

The property has an enclosed West facing rear garden, which is predominantly laid to lawn, with patio area, mature trees, shrubs, apple tree and variety of fruit plants. The front garden has a large lawn area with mature tree.

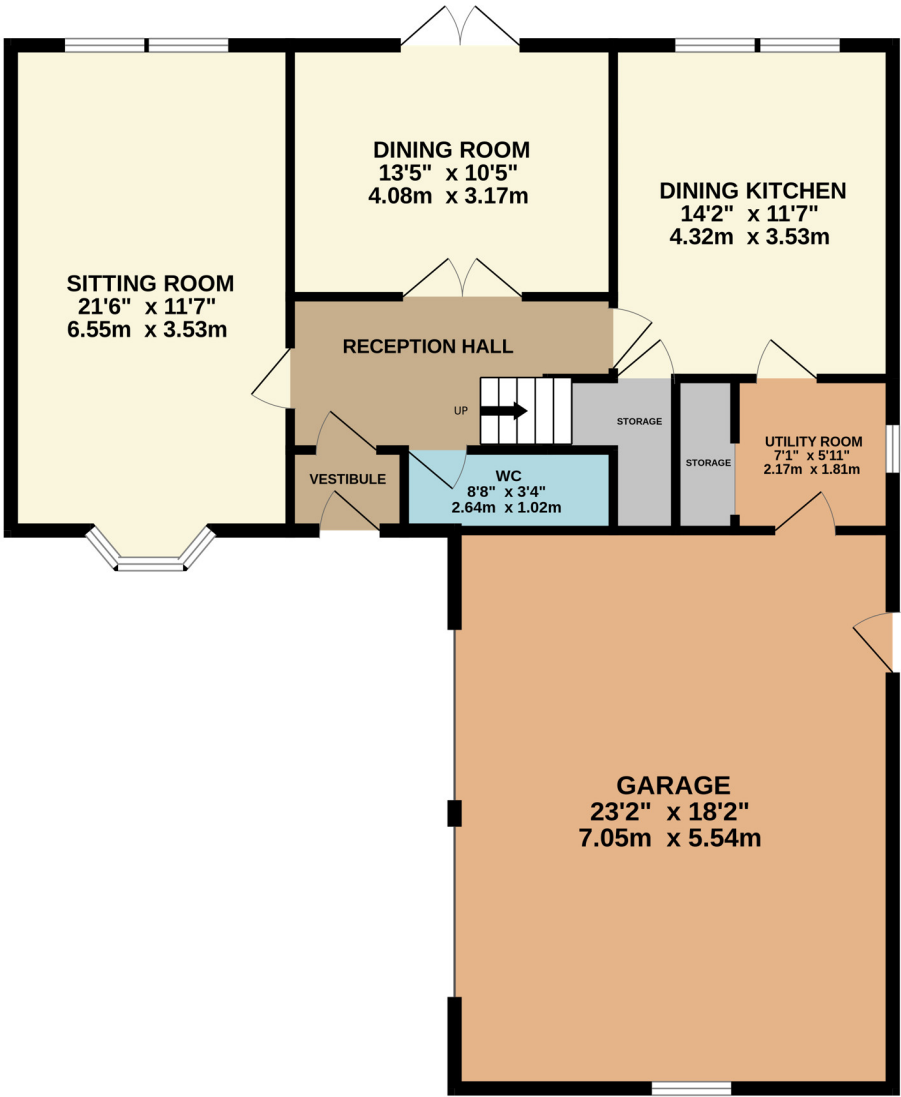
Integral Double Garage & Driveway

The integral double garage has two up and over doors to the side, window to the side and additional door into the rear garden. There is power and light. The driveway to the front is mono blocked and can accommodate 3/4 vehicles.

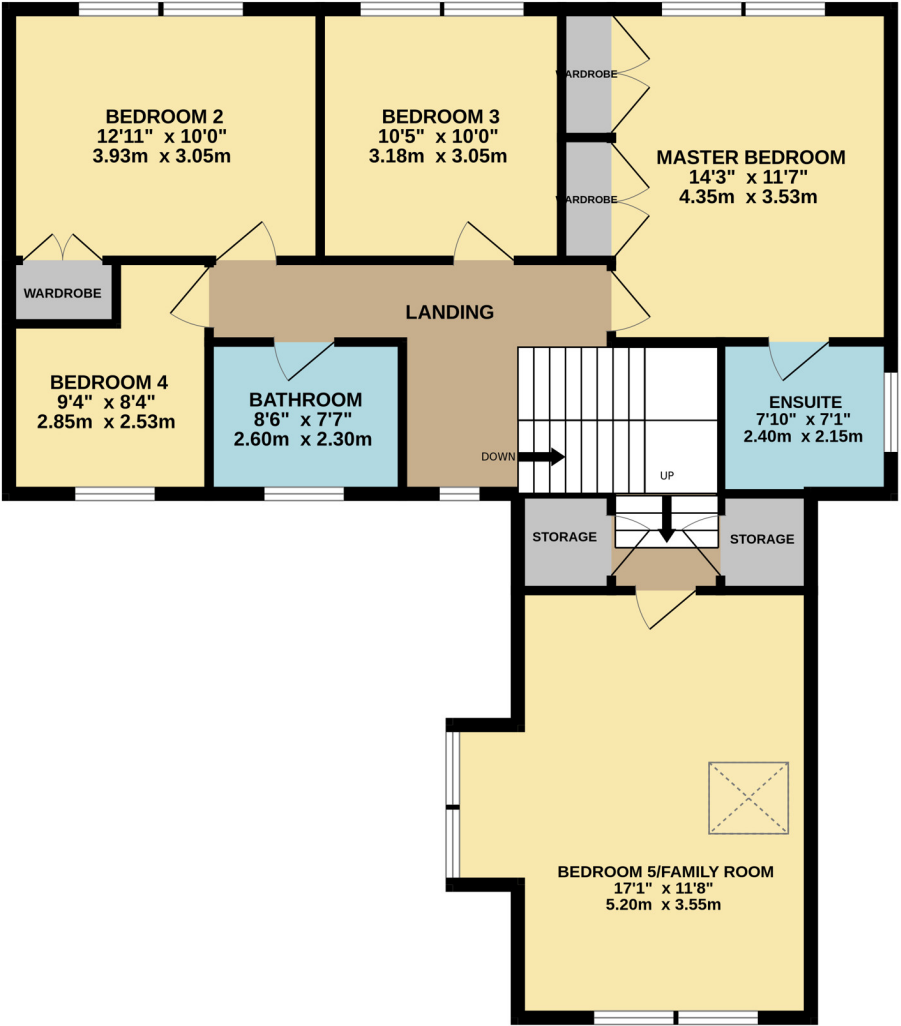
Heating

Gas central heating.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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CROFT WYND, MILNATHORT - A BETTER PLACE TO LIVE

Milnathort is a convenient country village becoming increasingly attractive to commuters as it is close to the major centres yet lies in a pleasant rural environment. Kinross-shire frequently comes near the top of 'Best Places to Live' surveys. It has long been a popular location given its central position in relation to the major Cities and Towns of east and central Scotland. Edinburgh, Perth, Dundee and Stirling are all very commutable and even Glasgow is only around an hour or so by car. There is a 'Park and Ride' service from Kinross to Edinburgh and good bus links to the other major towns and cities. Kinross-shire has, however, much more to offer. The primary schools throughout the area are all extremely highly rated. Kinross High School is widely recognised as one of the best comprehensive schools in the country and a host of highly rated public schools, including Dollar Academy, are within easy travelling distance. The area is renowned for its country walks and the Loch Leven Heritage Trail has been an excellent initiative popular with walkers and cyclists alike. There are facilities for golf, tennis, fishing, swimming, squash, gliding, curling, cricket, rugby and other fitness and aerobic sports. Add to the mix a wide range of clubs and organisations and it quickly becomes clear why Kinross-Shire is a popular location for the young and not so young alike.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	81
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	76	77
England, Scotland & Wales		
EU Directive 2002/91/EC		

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Notes of Interest and Offers
All offers for this property should be submitted in Scottish legal terms to our Property Department. If you are interested in this property you are advised to "note interest" with Andersons via your solicitor.

Andersons LLP is a limited liability partnership (No. 300983) having their registered office at 40 High Street, Kinross KY13 8AN

